

and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008 the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014 the City of San Diego adopted Ordinance No. O-20356, to implement zoning regulations for Medical Marijuana Consumer Cooperatives (MMCC). MMCC's are allowed with a Conditional Use Permit, Process 3, Hearing Officer Decision. A limit of four MMCC's per Council District (36 city-wide) was adopted in order to minimize the impact on the City and residential neighborhoods.

This proposed project is a request for a Conditional Use Permit (CUP) and a Variance to operate a MMCC in a 3,425 square foot tenant space located at 3515 Hancock Street is within an existing two-story building on a 0.06-acre site that does not meet the minimum 1,000 foot distance requirement from a park (Mission Bay). The MMCC site is located at 3515 Hancock Street, south of Interstate 8, west of Interstate 5 and north of Sport Arena Boulevard (Attachment 2). The site is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. The site was developed in 1972 per Building Permit No. G96078.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. This community portion contains little residential development. The adjacent parcels to the MMCC are in the IS-1-1 zone and the existing uses are consistent with the Light Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit within this community plan.

DISCUSSION

The project site located at 3515 Hancock Street is a 0.06-acre site developed with a 26,300 square foot two-story building which is currently being used as office, warehouse, and retail. The MMCC proposes interior improvements that include a reception area, dispensary area, storage, employee lounge and restroom. Public improvements include replacement of the two northwesterly driveways on Hancock Street with the same width in compliance City standard driveways and removal/relocation of an existing wood fence located in the public right-of-way adjacent the most southerly driveway.

MMCC's must comply with San Diego Municipal Code (SDMC), Section 141.0614 which requires a 1,000 foot separation, measured between property lines, from; public parks, churches,

child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCC's prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard for the tenant/facility space and directly adjacent area. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC Conditional Use Permits expire five years from date of issuance. MMCC's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is within 1,000 feet of Mission Bay Park. Mission Bay Park is a public park (publicly owned area that is designated as a park) located north of Interstate 8. The regulations for MMCCs and the definition contained in SDMC 113.0103 do not differentiate between passive and active parks. Portions of Mission Bay Park within 1,000 feet of this MMCC are used for passive and active uses. This portion of Mission Bay Park includes the San Diego River and a bike path.

The proposed MMCC is separated from Mission Bay Park by Interstate 8. The interstate does provide a built barrier that separates the MMCC from the park, as there is no direct access between the two. SDMC 113.0225, requires that the distance from property line to property line be measured horizontally without regard to topography or structures that would interfere with a straight-line measurement.

Although the proposed MMCC is consistent with the land use designation of light industrial, it does not meet the minimum distance requirement based on a horizontal measurement across Interstate 8 to Mission Bay Park without taking into account the Interstate. Therefore the proposed project does not comply with the regulations of the Land Development Code.

The applicant is requesting a Variance for the required 1,000 foot distance requirement. Staff is unable to support the Variance as there are no special circumstances or conditions applying to the land or premises for which the variance is sought that would deprive the applicant of reasonable use of the land or premises. The 0.06-acre site is consistent with the size, shape and topography of surrounding parcels, all within the IS-1-1 Zone. The existing 26,300 square foot building was constructed in 1972 per Building Permit No. G96078 in compliance with all development regulations. This proposed tenant space does not qualify for a MMCC CUP however; there are a wide range of industrial and nonindustrial land uses allowed in this zone.

The applicant has voluntarily agreed to the following conditions in order avoid adverse impact to the community: 1) operable surveillance cameras and a metal detector to the satisfaction of the San Diego Police Department 2) the cameras shall have and use a recording device that maintains the records for a minimum of 30 days 3) an armed security guard to the extent the possession of a firearm by the security guard is not in conflict with 18 U. S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws 4) the security guard is required to be on the premises 24 hours a day, seven days a week and 5) graffiti must be removed within 24 hours (Attachment 4, Conditions Number 16 & 20).

The City of San Diego, Development Services staff has reviewed the 1,000 foot radius map (Attachment 6) and 1,000 foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all the existing uses. Staff has determined that the proposed MMCC does not meet the minimum distance requirements. If the Hearing Officer determines that the findings can be made, the permit has been conditioned to include all development restrictions and the applicant has willingly proposed additional conditions in order to avoid adverse impacts upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area.

CONCLUSION

The Conditional Use Permit for the proposed MMCC may be approved if the Hearing Officer finds that the MMCC meets all applicable regulations. Staff has reviewed the proposed MMCC and has determined that it does not meet all applicable sections of the San Diego Municipal Code, the Midway/Pacific Highway Corridor Community Plan and the General Plan. Staff is recommending denial of the project as proposed.

ALTERNATIVE

1. Approve Conditional Use Permit No. 1293508 and Variance No. 1351898, with modifications.
2. Deny Conditional Use Permit No. 1293508 and Variance No. 1351898, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Edith Gutierrez, Development Project Manager

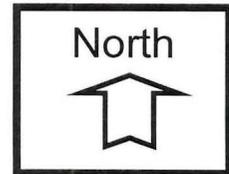
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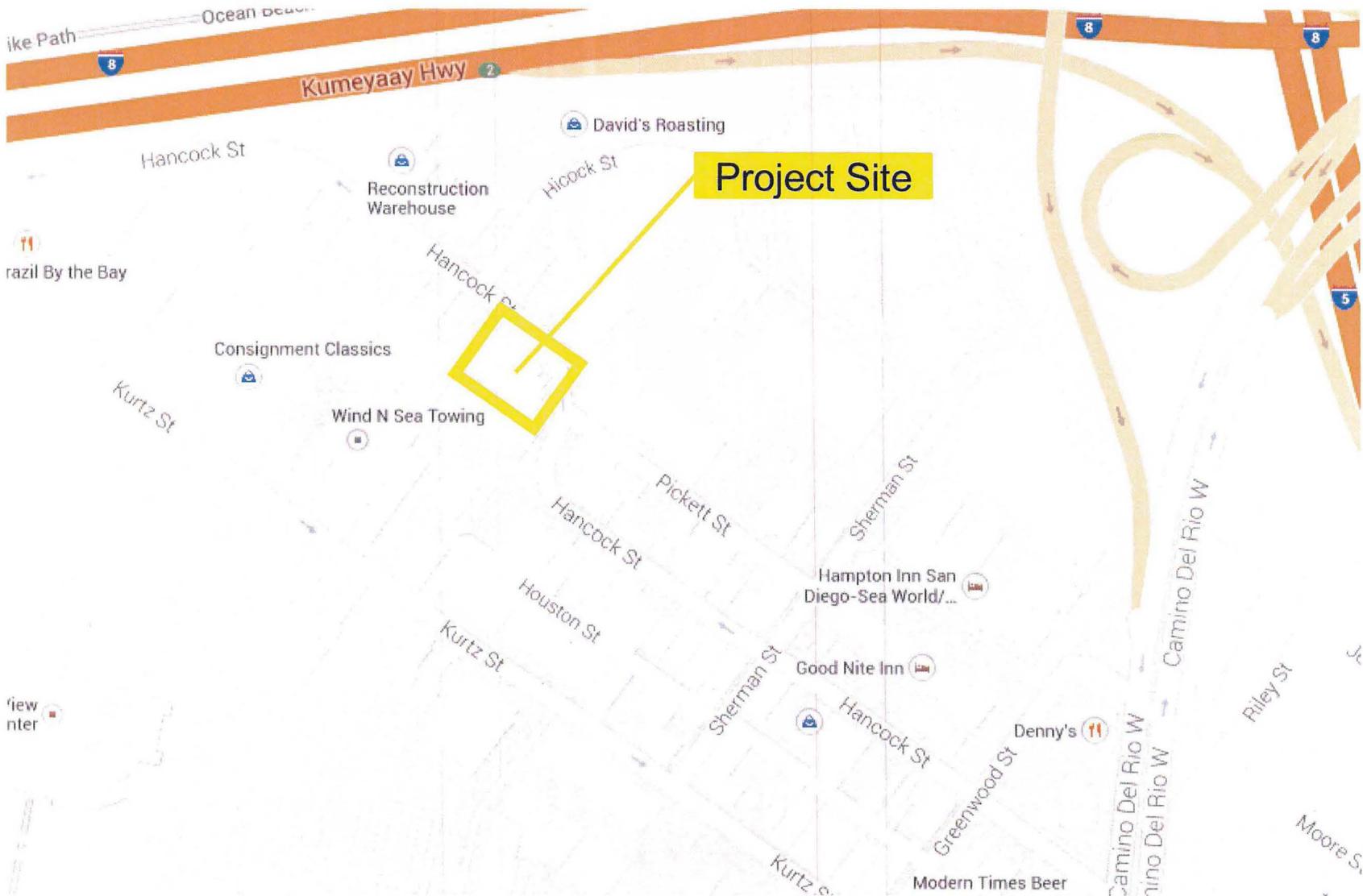
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000 Foot Radius Map
7. 1000 Foot Radius Map Spreadsheet
8. Notice of Right to Appeal
9. Project Site Plan(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Not Used
13. Applicant Variance Findings



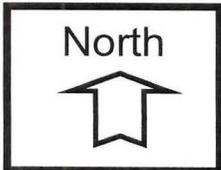
Location Aerial Photo

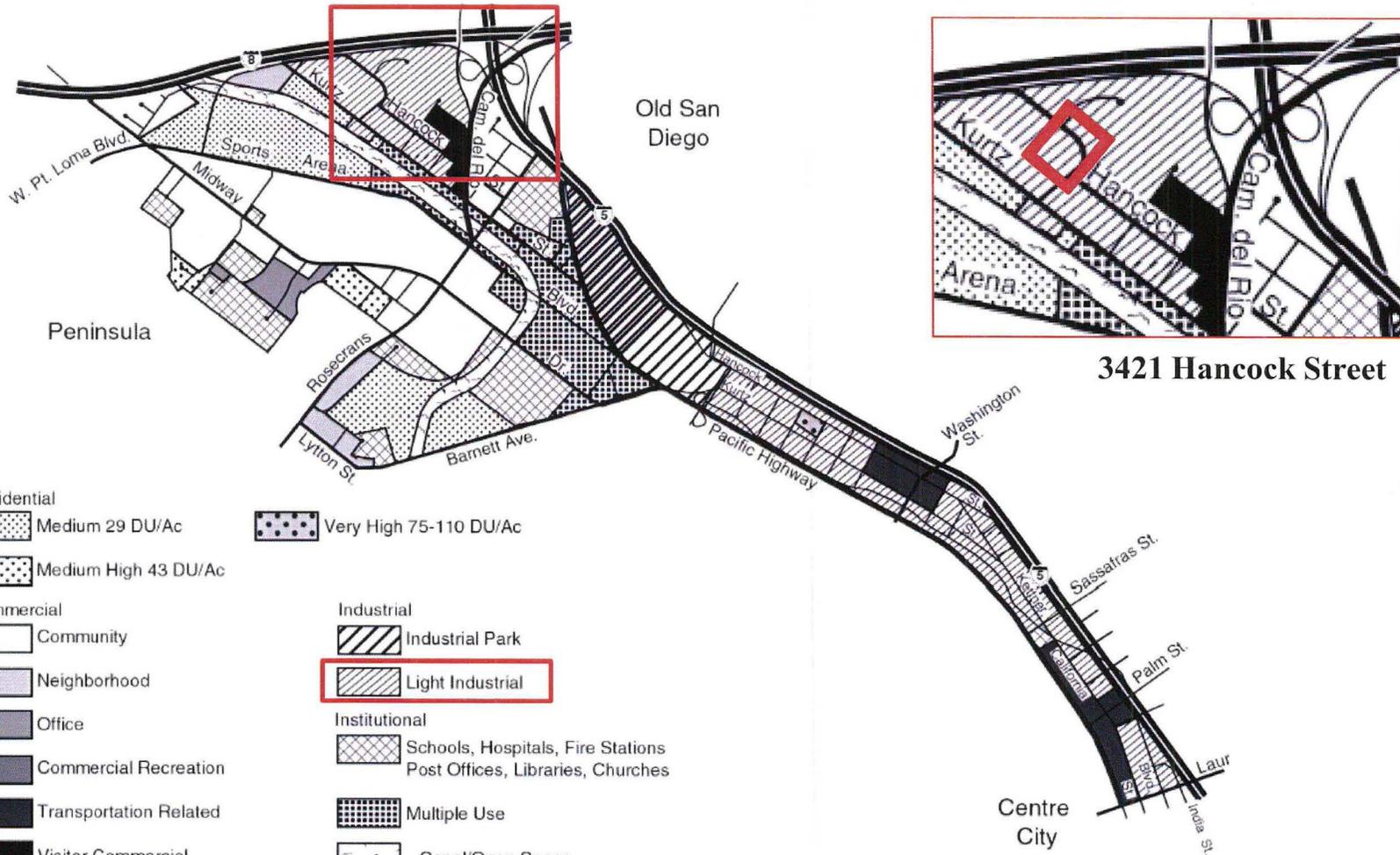
3515 HANCOCK ST MMCC – 3515 Hancock Street
PROJECT NO. 368338





Project Location Map
3515 HANCOCK ST MMCC – 3515 Hancock Street
 PROJECT NO. 368338



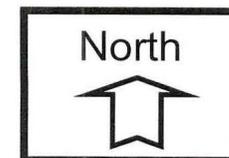


Proposed Land Uses
Midway / Pacific Highway Corridor Community Plan
 City of San Diego • Community and Economic Development



Land Use Map

3515 HANCOCK ST MMCC – 3515 Hancock Street
PROJECT NO. 368338



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004651

CONDITIONAL USE PERMIT NO. 1293508
AND VARIANCE NO. 1351898
3515 HANCOCK STREET MMCC- PROJECT NO. 368338
HEARING OFFICER

This Conditional Use Permit No. 1293508 and Variance No. 1351898 are denied by the Hearing Officer of the City of San Diego to 3515 LTD., A CALIFORNIA LIMITED PARTNERSHIP, Owner and BRAD TERMINI, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 and 126.0805. The 0.06-acre site is located at 3515 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. The project site is legally described as: Lots 1-4 of Pickett Industrial Center, Map No. 6709, August 19, 1970.

Subject to the terms and conditions set forth in this Permit, permission is denied to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative (MMCC) and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the denied exhibits [Exhibit "A"] dated March 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in a 3,425 square foot tenant space within an existing 26,300 square foot building on a 0.06- acre site;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 10, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on April 10, 2020.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No construction, occupancy, or operation of any facility or improvement described herein shall commence, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department.
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A MMCC Permit issued by the Development Services Department is denied for all responsible persons in accordance with SDMC, Section 42.1504.
5. While this Permit is in effect, the MMCC shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the MMCC and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 3,425 square foot building shall be limited to the MMCC and any use permitted in the IS-1-1 Zone.
14. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.
15. Lighting shall be provided to illuminate the interior of the MMCC, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
16. Security shall include operable cameras and a metal detector to the satisfaction of the San Diego Police Department, alarms, and an armed security guard to the extent the possession of a firearm by the security guard is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11 Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guard shall be licensed by the State of California and be on the premises 24 hours a day, seven days a week. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
17. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the MMCC in character size at least two inches in height.
18. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
19. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.
20. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed within 24 hours.
21. Medical marijuana shall not be consumed anywhere within the 0.06-acre site.
22. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.
23. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the two northwesterly driveways with the same width current City standard driveways, on Hancock Street, per Standard Drawing SDG-159, satisfactory to the City Engineer.

25. Prior to the issuance of any building permit, the Owner/Permittee shall remove/relocate the existing wood fence, located adjacent the most southerly driveway, from Hancock Street right-of-way, satisfactory to the City Engineer.

TRANSPORTATION REQUIREMENTS:

26. No fewer than 26 parking spaces including 2 accessible space (43 spaces, including 2 accessible spaces are proposed), shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

27. The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

DENIED by the Hearing Officer of the City of San Diego on March 25, 2015 and Resolution No. HO-XXXX.

Conditional Use Permit No.1293508 & Variance No. 1351898/PTS No. 368324
Date of Denial: March 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Edith Gutierrez
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

3515 LTD, A CALIFORNIA LIMITED
PARTNERSHIP
Owner

By _____
William T. Fiedler
Holder

BRAD TERMINI
Permittee

By _____
Brad Termini
Permittee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER
RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1293508
AND VARIANCE NO. 1351898
3515 HANCOCK STREET MMCC- PROJECT NO. 368338

WHEREAS, 3515 LTD., A CALIFORNIA LIMITED PARTNERSHIP, Owner and BRAD TERMINI filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 3,425 square foot tenant space within an existing 26,300 square foot building (as described in and by reference to the Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1293508), on portions of a 0.06-acre site;

WHEREAS, the project site is located at 3515 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area;

WHEREAS, the project site is legally described as Lots 1-4 of Pickett Industrial Center, Map 6709, August 19, 1970;

WHEREAS, on March 25 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1287965 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 22, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on January 13, 2015 pursuant to Resolution No. 309477;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer approves the following written Findings, dated March 25, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request for a Conditional Use Permit to operate a MMCC in a 3,425 square foot building. The 0.06-acre site is located at 3515 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. This community portion contains little residential development. All of the surrounding parcels are in the IS-1-1 zone and the existing uses are consistent with the Light Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, therefore will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed 3,425 square foot tenant space located at 3515 Hancock Street is within an existing two-story building. The project proposes interior improvements to include a reception area, dispensary area, storage, employee lounge and restroom. Public improvements include replacement of the two northwesterly driveways on Hancock Street with the same width in compliance City standard driveways and removal/relocation of an existing wood fence located in the public right-of-way adjacent the most southerly driveway.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

MMCCs are restricted to four per Council District, 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. MMCCs require compliance with San Diego Municipal Code (SDMC), section 141.0614 which require a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed interior improvements include a reception area, dispensary area, storage, employee lounge and restroom and will require a ministerial building permit. The building permit will require compliance with the California Uniform Building Code, Fire, Plumbing, Electrical, and Mechanical Codes.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1293508. The Conditional Use Permit is valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area and therefore, the proposed MMCC will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed 3,425 square foot tenant space located at 3515 Hancock Street is within an existing two-story building on a 0.06-acre site. The site is in the IS-1-1 Zone and was developed in 1972 per Building Permit No. G96078. The project proposes interior improvements that include a reception area, dispensary area, storage, employee lounge and restroom. Public improvements include replacement of the two northwesterly driveways on Hancock Street with the same width in compliance City standard driveways and removal/relocation of an existing wood fence located in the public right-of-way adjacent the most southerly driveway.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is within 1,000 feet of Mission Bay Park. Mission Bay Park is a public park (publicly owned area that is designated as a park) located north of Interstate 8. The regulations for MMCCs and the definition contained in SDMC 113.0103 do not differentiate between passive and active parks. Portions of Mission Bay Park within 1,000 feet of this MMCC are used for passive and active uses. This portion of Mission Bay Park includes the San Diego River and a bike path.

The proposed MMCC is separated from Mission Bay Park by the interstate. The interstate does provide a built barrier that separates the MMCC from the park, as there is no direct access between the two. SDMC 113.0225, requires that the distance from property line to property line be measured horizontally without regard to topography or structures that would interfere with a straight-line measurement.

Although the proposed MMCC is consistent with the land use designation of light industrial, it does not meet the minimum distance requirement based on a horizontal measurement across Interstate 8 to Mission Bay Park without taking into account the Interstate. Therefore the proposed project does not comply with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The proposed 3,425 square foot tenant space located at 3515 Hancock Street is within an existing two-story building on a 0.06-acre site. The site is in the IS-1-1 Zone and designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. This community portion contains little residential development. The proposed MMCC, classified as commercial

services, is consistent with the community plan. All of the surrounding parcels are in the IS-1-1 zone and the existing uses are consistent with the Light Industrial designation of the community plan.

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is within 1,000 feet of Mission Bay Park. Mission Bay Park is a public park (publicly owned area that is designated as a park) located north of Interstate 8. The regulations for MMCCs and the definition contained in SDMC 113.0103 do not differentiate between passive and active parks. Portions of Mission Bay Park within 1,000 feet of this MMCC are used for passive and active uses. This portion of Mission Bay Park includes the San Diego River and a bike path.

The proposed MMCC is separated from Mission Bay Park by the interstate. The interstate does provide a built barrier that separates the MMCC from the park, as there is no direct access between the two. However, SDMC 113.0225, requires that the distance from property line to property line be measured horizontally without regard to topography or structures that would interfere with a straight-line measurement.

Although the proposed MMCC is allowed in the IS-1-1 Zone and consistent with the land use designation of Light Industrial, it does not meet the minimum distance requirement based on a horizontal measurement across Interstate 8 to Mission Bay Park. The proposed project does not comply with the minimum distance requirement of SDMC, Section 141.0614, as it is within 1,000 feet of a park and therefore the proposed MMCC is not an appropriate location.

Variance Approval – Section §126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

The existing 26,300 square foot two-story building located at 3515 Hancock Street is on at 0.06-acre site in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to

comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. This site is within 1,000 feet of a public park and therefore does not comply with the distance requirement. There are no special circumstances or conditions applying to the land or premises for which the variance is sought that would deprive the applicant of reasonable use of the land or premises. The 0.06-acre site is consistent with the size, shape and topography of surrounding parcels, all within the IS-1-1 Zone. The existing 26,300 square foot building was constructed in 1972 per Building Permit No. G96078 in compliance with all development regulations. This proposed tenant space does not qualify for a MMCC CUP however, there are a wide range of industrial and nonindustrial land uses allowed in this zone.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

There are no special circumstances or conditions applying to the land or premises for which the variance is sought that would deprive the applicant of reasonable use of the land or premises. The 0.06-acre site is consistent with the size, shape and topography of surrounding parcels, all within the IS-1-1 Zone. The existing 26,300 square foot building was constructed in 1972 per Building Permit No. G96078 in compliance with all development regulations. This proposed tenant space does not qualify for a MMCC CUP however, there are a wide range of industrial and nonindustrial land uses allowed in this zone.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

Granting a variance for 3515 Hancock Street would not be in harmony with the general purpose and intent of the regulations and would be detrimental to the public health, safety and welfare of the Midway/Pacific Highway Corridor Community Plan Area as it does not meet the distance requirements for a MMCC. There are several other sites within the immediate area that meet all of the development regulations for a MMCC without the request for a variance.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The proposed MMCC, classified as commercial services, is a compatible use in the Light Industrial designation with a Conditional Use Permit; however the community plan also requires that proposed uses comply with the development regulations of the municipal code. This site does not meet the required 1,000 foot separation, measured between property lines, from a public park. Therefore, granting of the variance would adversely affect the land use plan

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1293508 is hereby DENIED by the Hearing Officer to the referenced

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1293508, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: October 29, 2014

Job Order No. 24004715

NOTE: NO RESIDENTIAL ZONES WITHIN 100 FEET OF PIQ

3515 Hancock St



1 inch = 250 feet

-  PIQ
-  1,000' RADIUS

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY. IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.



APN	First Owner Name	Full Site Address	Business Name
435-480-16-00	City Of San Diego		City use
441-581-09-00	City Of San Diego		City use
441-582-15-00	Simon & Associates Llc	3317 Hancock street	No business - M - zoned
441-581-11-00	Sinner Brothers Inc	3452 Hancock St	Sinner Bros Cemetery Products
441-581-13-00	Russell Pond	3446 Hancock	Russell Pond Architects
441-581-17-00	Sedlack Development Co Lp	3354 Hancock	Hancock Street Café
760-102-88-00	Mooers Trust	3770 Hancock	Brazil by the Bay, Capoeira Brazilian Cultural Arts
441-540-16-00	Wells-Sherman L L C	3870 Houston St	Vacant Commercial lot
441-340-20-00	Peters Trust	Kurtz St	Vacant Industrial Lot
441-340-21-00	Peters Trust	Hancock St	Vacant Industrial Lot
441-530-44-00	Wells-Kemper L L C	3647 Hancock St	Fence Rental
441-530-48-00	3515 Limited	3515 Hancock St	SUBJECT
441-530-49-00	3515 Limited	3515 Hancock St	SUBJECT
441-530-50-00	3515 Limited	3515 Hancock St	SUBJECT
441-530-70-00	C & G Hicock Llc	4010 Kicock	S&F Motorsports
441-581-02-00	Calderon Family Trust 08-16-88	3414 Pickett	Five Star Fish Processing
441-581-08-00	Williams Trust	Hancock Street	Vacant lot
441-581-18-00	Simon & Associates Llc	3318 Hancock	R&D, Machine shop, Welding
441-581-19-00	Simon & Associates Llc	3322 Hancock	Vacant Lot
441-581-24-00	Wells-Sherman L L C	Hancock	Vacant Lot
441-582-34-00	Toma Family Trust No 3 05-03-10	3430 Kurtz St	San Diego Ice
441-340-18-00	Peters Trust	Hancock St	Vacant Industrial lot
441-581-03-00	Spouses	2830 Sherman St 32	Vacant Warehouse
760-102-04-00	Pier One Imports	3220 Sports Arena Blvd	Pier One Imports
760-102-05-00	Victor Schulmann	3240 Sports Arena Blvd	Salvation Army
760-102-01-00	Probuild Company Llc	3250 Sports Arena Blvd	Dixieline Lumber
441-581-20-00	Sweetwater Plaza East L L C	3318 Hancock St	Luz Engineering, Dewalt Sheetmetal
441-582-32-00	Kenton Properties L L C	3320 Kurtz St	SCA Tansmission
441-582-14-00	Calderon Building Maintenance Inc	3325 Hancock St	Purosino Furniture
760-102-70-00	Kathr Huntington	3340 Sports Arena Blvd	Dixieline
441-582-13-00	Simon & Associates Llc	3341 Hancock St	So Cal Construction & Design
441-582-33-00	Kenton Properties L L C	3342 Kurtz St	SCA Tansmission
441-582-19-00	Sedlack Development Co Lp	3344 Kurtz St 3358	Hagberg Environmentally Green
760-102-32-00	City Of San Diego	3350 Sports Arena Blvd 3360	SOMA
441-582-12-00	Marcio L & Sheyla Zouvi	3351 Hancock St	San Diego Westy
441-582-20-00	Marouf Family Trust	3366 Kurtz St	Roel Construction
441-582-11-00	Pamela Roach	3375 Hancock St	JR Smog & Repair
441-582-21-00	Toma Family Trust No 3 05-03-10	3402 Kurtz St	JJJ Flooring
441-582-22-00	Toma Family Trust No 3 05-03-10	3402 Kurtz St 3412	San Diego Ice
441-582-10-00	Herbst Trust	3403 Hancock St	Jacobs Woodworks

Office
Transmission Repair

Contractor
Transmission Repair

Van Repair

441-582-09-00	Kenton Properties L L C	3417 Hancock St	Differential Systems	Auto related
441-582-08-00	Kenton Properties L L C	3419 Hancock St	Sik World Productions	Adult Novelties
441-581-15-00	Calderon Family Bypass Trust B 08-16-88	3420 Hancock St	Purosino Furniture	
441-582-38-00	Greenfield,P J Family Trust 06-17-99	3421 Hancock St	Light The Way	Alternative Medicine - Food
441-581-04-00	Richard N White	3424 Pickett St	Autopower Industries	
441-582-37-00	Young D & Sophia Suhr	3425 Hancock St	World Parts Depot	
441-581-14-00	Wells-San Marcos L L C	3430 Hancock St	Video Equipment Rentals	
441-582-25-00	Clark Trust	3430 Kurtz St	Orion Woodcraft & Closet	
441-582-36-00	Kurtz Street Properties L L C	3450 Kurtz St	Sunglass & Optical Warehouse	
441-581-12-00	Sinner Brothers Inc	3452 Hancock St	Cemetery Products	
441-582-05-00	Schreffler Trust	3455 Hancock St	Euro Sport Body Shop	
441-582-04-00	Kirsner Trust	3459 Hancock St	Otero's Custom Cabinets	
441-581-23-00	Wells-San Marcos L L C	3464 Pickett St	Patriot Environmental Service	
441-582-03-00	Vogan Properties L L C	3465 Hancock St	Your Mama's Cookies	
441-330-11-00	Kenton Properties L L C	3467 Kurtz St	Brothers Auto Repair	
441-581-10-00	Anderson,Gerald L Family Trust 07-22-93	3468 Hancock St	Williams Form Engineers	
760-217-05-00	City Of San Diego	3468 Hancock St Adj To	City use	
441-582-02-00	Kurtz Street Properties L L C Etal	3477 Hancock St	Better Halfshell Wholesale Foods	
441-582-29-00	Kurtz Street Partners	3486 Kurtz St	Orion Woodcraft & Closet	
441-330-12-00	Rolls L L C	3487 Kurtz St	Adult Depot, Six19 Printer	
441-581-07-00	Wells-Sherman L L C	3492 Pickett St	EF Whalen, Calatrol Electronics	
441-582-01-00	Donald R White	3495 Hancock St	Rescue Towing	
441-330-01-00	Kenton Properties L L C	3495 Kurtz St	Central Freight Lines	
441-340-22-00	Midway-Frontier L L C	3501 Hancock St	Candles4Less	
441-340-08-00	Midway-Frontier L L C	3502 Kurtz St	State Corrections Department	
441-340-24-00	Midway-Frontier L L C	3505 Hancock St	Candles4Less	
441-530-64-00	Hansen Trust	3510 Hancock St 3520	College Dairy Products	
441-340-23-00	Midway-Frontier L L C	3511 Hancock St	Gate Gourmet International	
441-530-51-00	3515 Limited	3515 Hancock St	Richard Yen Architects	
441-340-30-00	Midway-Frontier L L C	3520 Kurtz St	Vacant office - commercial	
441-340-31-00	Midway-Frontier L L C	3520 Kurtz St	Vacant office - commercial	
760-245-11-00	Brinker Restaurant Corporation DbA Chili	3530 Sports Arena Blvd	Chick Fil A	
760-245-08-00	Aeg Management Sd Llc	3530 Sports Arena Blvd 3580	Parking lot - Sports Arena	
441-530-53-00	Dezz Holdings L L C	3538 Hancock St	Environmental Engineering Labs	
441-340-29-00	Midway-Frontier L L C	3540 Kurtz St	Wind N Sea Towing	
441-340-28-00	Midway-Frontier L L C	3550 Kurtz St	Wind N Sea Towing	
760-245-07-00	Aeg Management Sd Llc	3550 Sports Arena Blvd	Valley View Casino Arena	
441-530-52-00	Ayoub Family Trust	3556 Hancock St	GA Coachworks	Auto Repair
760-245-10-00	Chick-Fil-A Inc Lf Aeg Management Sd Llc	3570 Sports Arena Blvd	Restaurant	Auto Repair
441-530-47-00	David Genzler	3571 Hancock St	Accurate Auto Body Collision	Auto Repair
760-245-09-00	Arena Fuels Llc Lf Aeg Management Sd	3580 Sports Arena Blvd	Arena Fuels LLC (ARCO)	Gas Station

441-530-33-00	Jeffrey Taich	3584 Hancock St	Total Secure Shredding	
441-530-46-00	Morris Family Trust 06-01-05	3585 Hancock St	R&R Wine Marketing	Retail
441-530-45-00	Wells-Kemper L L C	3597 Hancock St	City Wide Cycles, Rail Tech, & Fleet Welding	Retail
441-340-05-01	Peters Trust	3602 Kurtz St	Consignment Classics	Consignment Store
441-340-05-02	Butler Trust	3602 Kurtz St	Consignment Classics	Consignment Store
441-340-10-01	Butler Trust	3608 Kurtz St	Warehouse	Warehouse
441-340-10-02	Peters Trust	3608 Kurtz St	warehouse	Warehouse
441-530-66-00	Grafton Trust	3610 Hancock St	Cement Cutting Inc	Construction Offices
441-340-03-01	Butler Trust	3612 Kurtz St	Anderson News Company	Retail/Office
441-340-03-02	Peters Trust	3612 Kurtz St	Anderson News Company	Retail/Office
441-340-19-00	Peters Trust	3620 Kurtz St	Advantage Towing	Towing
441-530-43-00	Brown Trust	3627 Hancock St	Storage Yard	Construction Offices
441-530-35-00	Berlage Frank No 33818	3630 Hancock St	PlusOne Surfboards	Surfboard Mfg
441-530-42-00	Brown Trust	3647 Hancock St	Construction Fence Rental	Construction Retail
760-102-02-00	City Of San Diego	3650 Hancock St	Reconstruction Warehouse	Construction Retail
441-530-62-00	Moses Khouli	3650 Hancock St 3660	Reconstruction Warehouse	Construction Retail
441-530-41-00	Groepper Revoc Trust 07-31-07	3665 Hancock St	Traditional Boat Works	Boat Builder
441-530-65-00	Steve Family Trust 3	3691 Hancock St	Eberhard Benton Roofing	Construction Offices
760-102-06-00	Sports Arena Village Ltd	3730 Sports Arena Blvd 3760	Ments Fashion Depot	Retail
760-102-69-00	Matthew C & Iris Strauss	3760 Hancock St 3780	Sunglass & Optical Warehouse	Retail
441-530-22-00	Jeffrey Taich	3801 Pickett St	Road One Towing	Towing
441-581-16-00	Calderon Family Trust B 08-16-88	3822 Sherman St	Calderon Building Maintenance	Office Building
441-581-01-00	Lougeay Family Trust 12-18-95	3826 Sherman St	Green Fix Organic Smoothie	Restaurant
441-540-13-00	Wells-Sherman L L C	3860 Sherman St	Sunbelt Rentals	
441-540-14-00	Wells-Sherman L L C	3870 Houston St	Sunbelt Rentals	
441-540-21-00	Good Nite Inn Sea World Partners Etal	3880 Greenwood St	Good Nite Inn	Motel
441-540-24-00	Ess Prisa L L C	3883 Sherman St	Extra Space Storage	Storage
441-540-23-00	Newport Taft Inc	3888 Greenwood St	Hampton Inn	Motel
441-530-32-00	Leduc Trust	3910 Hicock St 3918	Guthrie & Sons Heating & Air	
441-530-67-00	Bradley T Wright	3950 Hicock St 3970	Loch Motorsports	
441-540-18-00	P S Ivanhoe L L C	3970 Sherman St 3990	HP Enterprise Services	Office Building
441-530-28-00	Bradley T Wright	3990 Hicock St	Greenworks Dispensary	Marijuana Dispensary
441-530-56-00	George & Kim Ayoub	4009 Hicock St	SD Water Sport Boat Rentals	Boat Rental
441-530-63-00	George & Kim Ayoub	4009 Hicock St	SD Water Sport Boat Rentals	Boat Rental
441-530-69-00	C & G Hicock Llc	4010 Hicock St	Unoccupied	
441-530-59-00	Moore Family Trust 03-12-04	4019 Hicock St	Marty Moores Motor Homes	Automotive Sales
441-530-68-00	C & G Hicock Llc	4020 Hicock St	S&F Motorsports	Automotive
441-530-38-00	City Of San Diego	Hancock	City use	
435-480-17-00	City Of San Diego	Sea World Dr	City use	
441-590-04-00	City Of San Diego	Sports Arena Blvd	City use	



THE CITY OF SAN DIEGO

Date of Notice: October 22, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004651

PROJECT NAME/NUMBER: 3515 Hancock Street MMCC/368338
COMMUNITY PLAN AREA: Midway/Pacific Highway Corridor Community Plan
COUNCIL DISTRICT: 2
LOCATION: The project is located at 3515 Hancock Street, San Diego, CA 92110

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate the MMCC within 3,425 sq. ft. of a 26,300 sq. ft. existing building located at 3515 Hancock Street. The 0.06-acre site is located within the Midway/Pacific Highway Corridor Community Plan Area, IS-1-1 Zone, the Airport Influence Area for San Diego International Airport, the Part 77 Noticing Area, and the Coastal Height Limitation Overlay Zone. The community plan designates the site as Light Industrial.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Designated Staff

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Edith Gutierrez
MAILING ADDRESS: 1222 First Avenue, MS 501
 San Diego, CA 92101
PHONE NUMBER: (619) 446-5147

On October 22, 2014, the City of San Diego made the above-referenced environmental determination

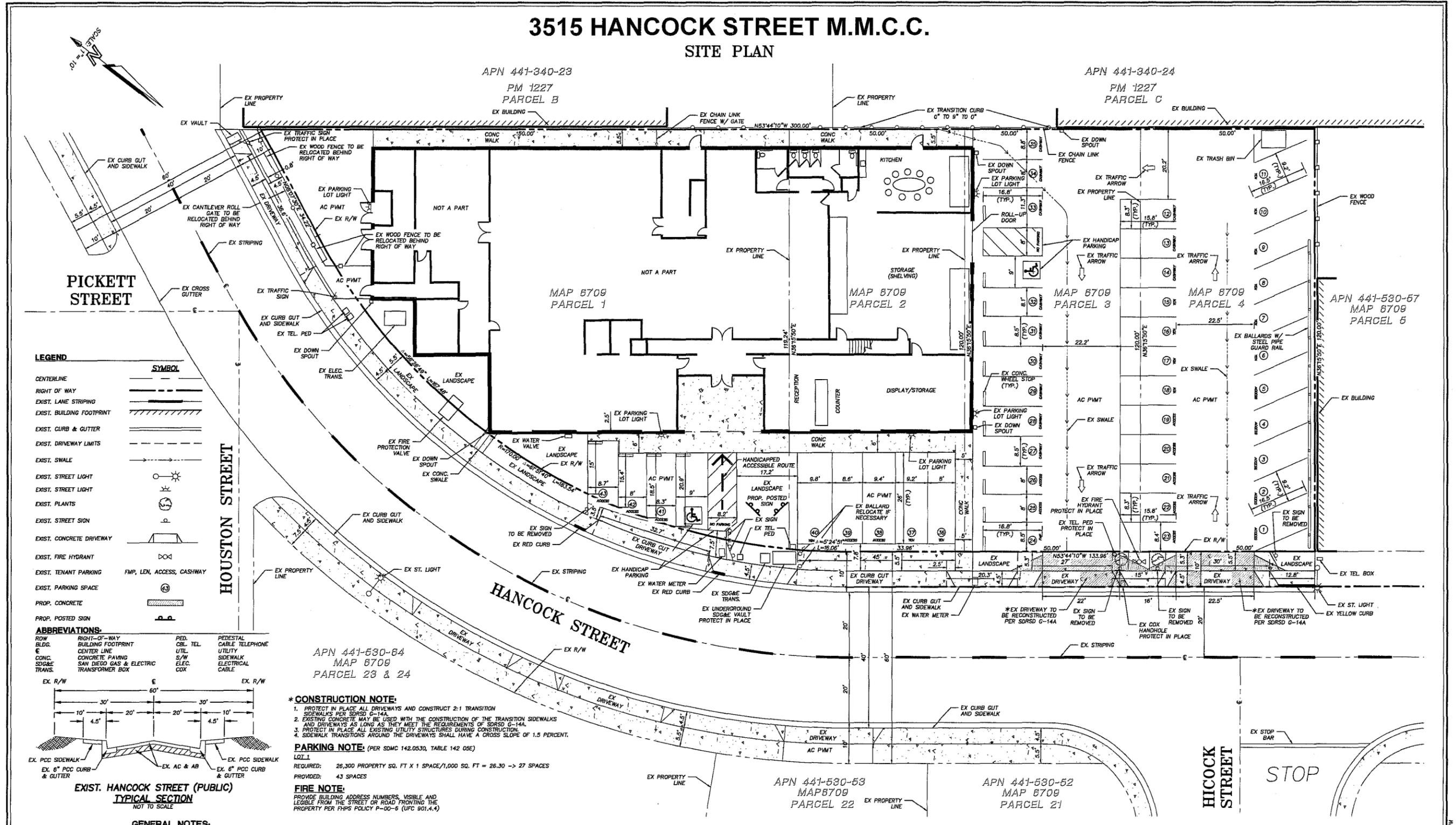
pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (November 5, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

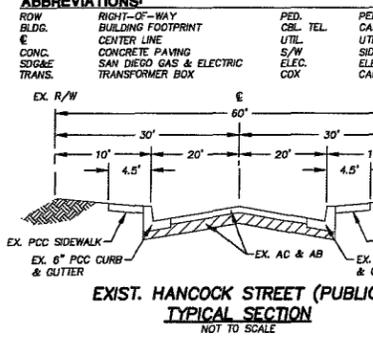
3515 HANCOCK STREET M.M.C.C.

SITE PLAN



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	CENTERLINE
(Symbol)	RIGHT OF WAY
(Symbol)	EXIST. LANE STRIPING
(Symbol)	EXIST. BUILDING FOOTPRINT
(Symbol)	EXIST. CURB & GUTTER
(Symbol)	EXIST. DRIVEWAY LIMITS
(Symbol)	EXIST. SWALE
(Symbol)	EXIST. STREET LIGHT
(Symbol)	EXIST. PLANTS
(Symbol)	EXIST. STREET SIGN
(Symbol)	EXIST. CONCRETE DRIVEWAY
(Symbol)	EXIST. FIRE HYDRANT
(Symbol)	EXIST. TENANT PARKING
(Symbol)	EXIST. PARKING SPACE
(Symbol)	PROP. CONCRETE
(Symbol)	PROP. POSTED SIGN



*** CONSTRUCTION NOTE:**

- PROTECT IN PLACE ALL DRIVEWAYS AND CONSTRUCT 2:1 TRANSITION SIDEWALKS PER SDSRS G-14A.
- EXISTING CONCRETE MAY BE USED WITH THE CONSTRUCTION OF THE TRANSITION SIDEWALKS AND DRIVEWAYS AS LONG AS THEY MEET THE REQUIREMENTS OF SDSRS G-14A.
- PROTECT IN PLACE ALL EXISTING UTILITY STRUCTURES DURING CONSTRUCTION.
- SIDEWALK TRANSITIONS AROUND THE DRIVEWAYS SHALL HAVE A GROSS SLOPE OF 1.5 PERCENT.

PARKING NOTE: (PER SDMC 142.0530, TABLE 142.05E)

LOT 1: 26,300 PROPERTY SQ. FT X 1 SPACE/1,000 SQ. FT = 26.30 -> 27 SPACES
PROVIDED: 43 SPACES

FIRE NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-5 (UFC 901.4.4)

- GENERAL NOTES:**
- PROJECT NAME: 3515 HANCOCK
 - APN: 441-340-23 THRU 51
 - PROJECT LOCATION: 3515 HANCOCK STREET, SAN DIEGO, CA 92110
 - PROJECT AREA: GROSS: 0.605 ACRES; NET: 0.605 ACRES
 - EXISTING LOTS: 4
 - ZONING: EXISTING: IS-1-1
 - PUBLIC UTILITIES AND DISTRICTS: GAS AND ELECTRICITY: SD&E; TELEPHONE: AT&T; FIRE AND POLICE: CITY OF SAN DIEGO; WATER: SAN DIEGO SCHOOL DISTRICT; SEWER: CITY OF SAN DIEGO; STORM DRAIN: CITY OF SAN DIEGO
 - SOUTHWESTERLY CORNER OF HANCOCK & ROSECRANS
 - NEAREST BUS STOP: 7 DAYS A WEEK 7:00AM TO 9:00PM
 - HOURS OF OPERATION: V B
 - CONSTRUCTION TYPE: B M S
 - OCCUPANCY: OFFICE, WAREHOUSE, RETAIL
 - EXISTING BUILDING USE: 1973
 - YEAR CONSTRUCTED: 1973
 - GEOLOGICAL HAZARD CATEGORY: 31

- ALL SIGNAGE FOR PROPOSED BUSINESS WILL BE LIMITED TO TWO COLORS AND TYPEFACES AND POLE SIGNS ARE PROHIBITED.
- ANY FUTURE USES OF THIS SITE MUST BE USES THAT ARE PERMITTED UNDER THE IS-1-1 ZONE (SEE SDMC 126.0302 (b)).
- CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE A PERMITTED ACCESSORY USE AT THE MEDICAL MARIJUANA CONSUMER COOPERATIVE (SEE SDMC 141.0614).
- LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERIOR OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE, THE FACADE, AND THE IMMEDIATE SURROUNDING AREA, INCLUDING ANY ACCESSORY USES, PARKING LOTS, AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES (SEE SDMC 141.0614).
- SECURITY SHALL BE PROVIDED AT THE MEDICAL MARIJUANA CONSUMER COOPERATIVE WHICH SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND BE PRESENT ON THE PREMISES DURING BUSINESS HOURS. THE SECURITY GUARD SHOULD ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDE SECURITY FOR THE SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS. (SEE SDMC 141.0614).
- THE BUSINESS NAME SIGN SHALL BE POSTED OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS, LIMITED TO TWO COLORS (SEE SDMC 141.0614).
- THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER OF THE BUSINESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT (SEE SDMC 141.0614).
- THE USES OF VENDING MACHINES WHICH PROVIDES ACCESS TO MEDICAL MARIJUANA EXCEPT BY A HUMAN INTERMEDIARY (SEE SDMC 141.0614), IS PROHIBITED. A VENDING MACHINE IS ANY DEVICE WHICH PROVIDES ACCESS TO MEDICAL MARIJUANA WITHOUT A HUMAN INTERMEDIARY (SEE SDMC 141.0614).
- ALL EXISTING PARKING SPACES ARE PROPOSED TO REMAIN. THERE ARE NO SHARED PARKING SPACES THAT SERVE OTHER FACILITIES.
- ALL EXISTING PARKING CONFIGURATION AND DRIVEWAY WIDTHS, AND LOCATIONS WERE CONSTRUCTED PER APPROVED PERMITTED PLANS ON FILE WITH CITY.



SITE PLAN SHEET 1 OF 2 DEVELOPMENT SUMMARY:

PROPOSED CONDITIONAL USE PERMIT FOR MMCC
EXISTING BUILDING: 26,300 SF
3,425 SF OF MMCC SPACE WITHIN EXISTING BUILDING

REQUESTED PERMITS:
CONDITIONAL USE PERMIT (CUP)

LEGAL DESCRIPTION:
LOTS 1, 2, 3, AND 4 OF MAP 6709

OWNER:
3515 LTD., A CALIFORNIA LIMITED PARTNERSHIP
4895 SAVANNAH STREET
SAN DIEGO, CA 92110
BILL FEJLER, PRESIDENT, GENERAL PARTNER

APPLICANT:
BRAD TERMAN
3515 HANCOCK MMCC, LLC
7002 2ND STREET
ENCINITAS, CA 92024
(858) 705 0242

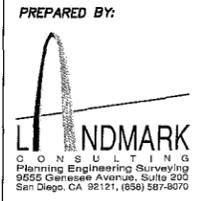
SHEET INDEX

1.	SITE PLAN
2.	FLOOR PLAN

PREPARED BY:
LANDMARK CONSULTING
9555 GENESSEE AVE., STE 200
SAN DIEGO, CA 92121
PHONE: (619) 587-8070
FAX: (619) 587-8750

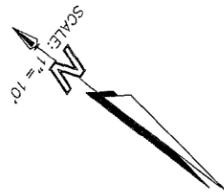
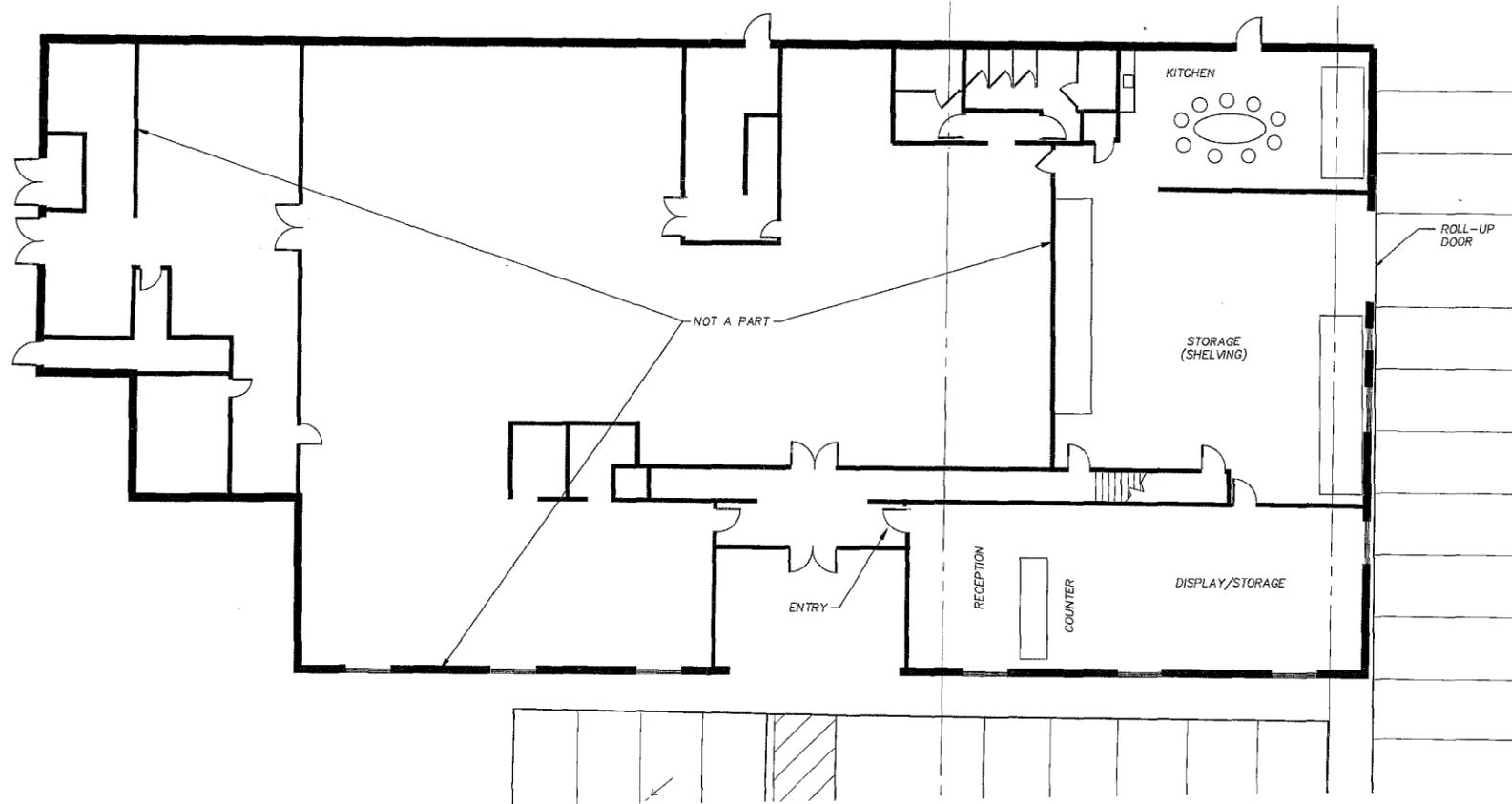
DATE OF PREPARATION:
APRIL 23, 2014

NO.	DATE	REVISION
1	04/23/2014	ORIGINAL SUBMITTAL
2	08/15/2014	2ND SUBMITTAL
3	10/2/2014	3RD SUBMITTAL
4		



Date: 10/21/2014 11:43:37 AM

3515 HANCOCK STREET M.M.C.C. FLOOR PLAN



PREPARED BY:
LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070



**FLOOR PLAN
SHEET 2 OF 2**

DEVELOPMENT SUMMARY:

PROPOSED CONDITIONAL USE PERMIT FOR MMCC
EXISTING BUILDING: 26,300 SF
3,425 SF OF MMCC SPACE WITHIN EXISTING BUILDING
REQUESTED PERMITS:
CONDITIONAL USE PERMIT (CUP)

LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4
OF MAP 6709

OWNER:

3515, LTD., A CALIFORNIA LIMITED
PARTNERSHIP
4895 SAVANNAH STREET
SAN DIEGO, CA 92110
BILL FIEDLER, PRESIDENT, GENERAL PARTNER

APPLICANT:

BRAD TERMINI
3515 HANCOCK MMCC, LLC
7002 2ND STREET
ENCINITAS, CA 92024
(858) 705 0242

SHEET INDEX

1. SITE PLAN
2. FLOOR PLAN

DATE OF PREPARATION:

APRIL 23, 2014

NO.	DATE	REVISION
1	04/23/2014	ORIGINAL SUBMITTAL
2	08/15/2014	2ND. SUBMITTAL
3	10/2/2014	3RD. SUBMITTAL
4		

PREPARED BY

LANDMARK CONSULTING
9555 GENESEE AVE. STE 200
SAN DIEGO, CA. 92121
PHONE: (858)-587-8070
FAX: (858)-587-8750



City of San Diego
Development Services
1221 First Ave., MS-302
San Diego, CA 92101

The City of San Diego

Community Planning Committee Distribution Form Part 2

Project Name: 1515 Hancock St MMCC		Project Number: 368338	Distribution Date: 5/9/14
Project Scope/Location: MIDWAY-PACIFIC HIGHWAY Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 1425 square foot site within an existing 25,330 square foot building located at 3515 Hancock Street. The 6.65-acre site is located within the T-1 Zone within the Midway/Northeast Community Plan Area Council District 2. Notice Card#2			
Applicant Name: Langmore, Brian		Applicant Phone Number: (858) 603-9478	
Project Manager: Gutierrez, Edith	Phone Number: (619) 446-5147	Fax Number: (619) 446-5245	E-mail Address: EGutierrez@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	10	0	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <i>See attached sheet</i>			
NAME: <i>Melanie Nickel</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Melanie Nickel</i>		DATE: <i>7-16-14</i>	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1221 First Avenue, MS 302 San Diego, CA 92101	
<p>For more information, visit our website at www.sandiego.gov/development-services. For more information, visit our community programs page at www.sandiego.gov.</p>			

Midway Community Planning Group action on project # 368338, 3515 Hancock St.

Note: the Planning Group based its review entirely on compliance with the Midway/Pacific Highway Community Plan. We did not attempt to apply the additional restrictions in the MMCC ordinance, which will be up to the city to evaluate.

Our approval is CONDITIONAL. The conditions are:

1. That the City does not find this business to be located within 1,000 square feet of any use designated as needing a minimum separation requirement.
2. That the city should evaluate Valley View Casino Center (Sports Arena) to see if it qualifies as a "minor oriented facility".
3. That the City finds that this application meets all of the Medical Marijuana ordinance requirements.
4. That there will be a minimum of 10 parking spaces (9 plus one ADA space) designated to this facility.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 3515 Hancock MMCC, LLC Project No. For City Use Only: 368338

Project Address: 3515 Hancock St., San Diego, CA 92110

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): Bill Fiedler, 3515 Ltd.
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 4895 Savannah St.
 City/State/Zip: San Diego, CA
 Phone No: 619 276-2535 Fax No: _____
 Signature: [Signature] Date: 4/23/2014

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Project Title: 3515 Hancock MMCC, LLC	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. 95-1709478
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
3515 Ltd.

Owner Tenant/Lessee

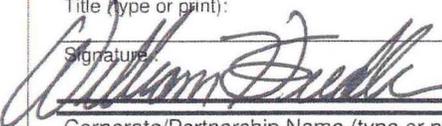
Street Address:
4895 Savannah St.

City/State/Zip:
San Diego, CA 92110

Phone No: 619-276-2535 Fax No:

Name of Corporate Officer/Partner (type or print):
Bill Fiedler

Title (type or print):

Signature:  Date: 4/23/14

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

FINDINGS TO SUPPORT VARIANCE FROM § 141.0614(a)(1)
FOR APPLICATION BY 3515 HANCOCK MMCC, LLC,
FOR A MEDICAL MARIJUANA CONSUMER COOPERATIVE

Background facts: The proposed site for a medical marijuana consumer cooperative to be located at 3515 Hancock Street is located within 1,000 feet of the extreme southern end of the San Diego River, which is technically part of Mission Bay Park. As a consequence, the City, in its letter dated June 13, 2014, has stated that the application of 3515 Hancock MMCC, LLC, cannot be approved, because the minimum separation requirements of Section 141.0614(a)(1) (which mandates, *inter alia*, that the property lines of medical marijuana consumer cooperatives be at least 1,000 feet from public parks). 3515 Hancock Street is, however, separated from the San Diego River by eight lanes of the I-8 freeway, as well as fences and concrete barriers bordering that freeway. There is absolutely no way that one can access 3515 Hancock from the closest point along the San Diego River section of Mission Bay Park by traveling 1,000 feet “as the crow flies.” (See Attachment A.)

Applicant’s response: Applicant is supplementing its application by requesting a variance from the 1,000 foot separation requirement as it pertains to proximity to the San Diego River. (Section 126.0802 provides that a “variance may be requested for proposed *development* that would not comply with an applicable development regulation of the Land Development Code”)

Proposed findings to support a variance: Pursuant to Section 126.0801, the “purpose of variance procedures is to provide relief for cases in which, because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity and under the same land use designation and zone.”

- (a) There are at least five (5) other applications for medical marijuana consumer cooperatives pending in the same land use designation in the Midway-Pacific Highway Corridor Community Plan (Light Industrial) and in the same zone (IS-1-1), that are located within blocks of 3515 Hancock Street that are at least as accessible to users of the San Diego River as is 3515 Hancock, but which are not barred as a location for a medical marijuana consumer cooperative under the 1,000-foot separation requirement imposed by Section 141.0614(a)(1). These five applications include the following: 3421 Hancock Street [Project No. 368301], 3430 Hancock Street [Project No. 368291], 3452 Hancock Street [Project No. 368344], 3486 Kurtz Street [Project No. 368321], and 3487 Kurtz Street [Project No. 368326]. (See Attachments A through G.) In fact, there is an impassable barrier – the eight-lane I-8 freeway along with concrete barriers and fences – between the San Diego River section of Mission Bay Park and any of the pending applications for cooperatives south of that freeway. The three other identified project applicants on Hancock Street and Kurtz Street whose sites are *not* within 1,000 feet “as the crow flies” of the San Diego River section of Mission Bay Park are actually *more accessible* to Mission Bay Park than is 3515 Hancock Street. (See Attachments B, C, D, E and discussion below under (c).) Similarly, the two identified project applicants on Kurtz Street are also *not* within 1,000 feet “as the crow flies” of the San Diego River section of Mission Bay Park and are *as accessible* to Mission Bay Park as is 3515 Hancock Street. (See

Attachments F & G.) Thus, there is a special circumstance or condition – location within 1,000 feet “as the crow flies” of the San Diego River – that does not apply to other premises in the same neighborhood, and this condition has not resulted from any act of the applicant.

- (b) Strict application of the 1,000 foot separation requirement from the San Diego River would deprive 3515 Hancock MMCC, LLC, of reasonable use of its property for a medical marijuana dispensary, and the variance from that requirement is the minimum variance that will permit that reasonable use of the property at 3515 Hancock Street. If a medical marijuana consumer cooperative is a “reasonable use” of 3421 Hancock Street, 3430 Hancock Street, 3452 Hancock Street – which are actually *more accessible* from Mission Bay Park than is 3515 Hancock Street (see Attachments B, C, D, and E and discussion under (c) below), then strict application of Section 141.0614(a)(1) with respect to proximity to Mission Bay Park would deprive the applicant of reasonable use of its property. Similarly, if a medical marijuana consumer cooperative is a “reasonable use” of 3486 Kurtz Street and 3487 Kurtz Street – which are equally as accessible in terms of walking distance to Mission Bay Park as is 3515 Hancock Street (see Attachments F and G), then strict application of Section 141.0614(a)(1) with respect to proximity to Mission Bay Park would deprive the applicant of reasonable use of its property.
- (c) The granting of the requested variance will be in harmony with the general purpose and intent of the separation requirements of the provisions of the Municipal Code allowing medical marijuana consumer cooperatives (Section 141.0614), in that the obvious intent of the requirement that such uses be at least 1,000 feet from a public park was to prevent the location of a cooperative within easy walking distance of minors using such a public park. Here, there is absolutely no way a minor (or anyone of any age) could travel 1,000 feet by foot, bike, scooter, or otherwise (except perhaps by helicopter) from any part of Mission Bay Park and access 3515 Hancock Street. Rather, the shortest route to access 3515 Hancock Street from the most proximate part of the San Diego River area of Mission Bay Park (specifically, the Ocean Beach bike path) is 1.5 miles following a route shown on Attachment B (and this route takes 28 minutes by foot). Indeed, it should be noted that the three above-identified other applicants located at 3421 Hancock Street, 3430 Hancock Street, and 3452 Hancock are actually *more accessible* to the San Diego River section of Mission Bay Park than is 3515 Hancock (even though 3421, 3430, and 3452 Hancock are not within 1,000 feet “as the crow flies” from the San Diego River). Specifically, as shown by Attachments C, D and E, 3421 Hancock Street, 3430 Hancock Street and 3452 Hancock Street are *closer* in actual travel distance and travel time – 1.3 miles and 27 minutes for both 3421 and 3430 Hancock, and 1.4 miles and 27 minutes for 3452 Hancock Street – than is 3515 Hancock Street. See Attachments B, C, D and E. Also, the two project applicants at 3468 Kurtz Street and 3487 Kurtz Street are just as close in travel distance from Mission Bay Park as is 3515 Hancock Street – 1.5 miles – yet those properties on Kurtz Street are not within 1,000 feet “as the crow flies” from the San Diego River.

- (d) The granting of the requested variance will not adversely affect the Midway/Pacific Highway Corridor Community Plan. City Council, in adopting Ordinance Number O-20356, determined that medical marijuana consumer cooperatives were considered to be commercial retail facilities and should be located within certain specified industrial and commercial zoning districts, including IS-1-1. The site that is the subject of 3515 Hancock MMCC, LLC's application is designated for Light Industrial use in the Midway/Pacific Highway Corridor Community Plan. Therefore, the use is consistent with the Midway/Pacific Highway Corridor Community Plan and there are no policies in that plan that would suggest that the proposed use is not appropriate at 3515 Hancock.



ATTACHMENT A

ATTACHMENT B

Get directions My places

A 5°N 117°12'37.6"W (32.759319, -117.210453)

B 3515 Hancock St, San Diego, CA
 Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path and Hancock St 1.5 mi, 29 mins

Walking directions to 3515 Hancock St, San Diego, CA 92110

A 32.759319, -117.210453
 Ocean Beach Bike Path

1. Head east on **Ocean Beach Bike Path**
2. Slight right to stay on **Ocean Beach Bike Path**
3. Turn right onto **Pacific Hwy**
4. Slight right to stay on **Pacific Hwy**
5. Turn right onto **Rosecrans St**
6. Turn right onto **Hancock St**
Destination will be on the left

B 3515 Hancock St
 San Diego, CA 92110



ATTACHMENT C

Get directions My places



A 5°N 117°12'37.6"W (32.759319, -117.210453)

B 3421 Hancock St, San Diego, CA

Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path, 1.3 mi, 27 mins
Pacific Hwy and Hancock St

**Walking directions to 3421 Hancock St,
San Diego, CA 92110**

A 32.759319, -117.210453
Ocean Beach Bike Path

1. Head east on Ocean Beach Bike Path 0.4 mi
2. Slight right to stay on Ocean Beach Bike Path 1/4 mi
3. Turn right onto Pacific Hwy 0.3 mi
4. Slight right to stay on Pacific Hwy 470 ft
5. Turn right onto Rosecrans St 0.7 mi
6. Turn right onto Hancock St
Destination will be on the left 0.3 mi

B 3421 Hancock St
San Diego, CA 92110



Map
Traffic

Edit in Google Map Maker Report a problem

ATTACHMENT D

Get directions My places

A 5°N 117°12'37.6"W (32.759319, -117.210453)

B 3430 Hancock St, San Diego, CA
 Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path and Hancock St 1.3 mi, 27 mins

Walking directions to 3430 Hancock St, San Diego, CA 92110

A 32.759319, -117.210453
 Ocean Beach Bike Path

1. Head east on Ocean Beach Bike Path
2. Slight right to stay on Ocean Beach Bike Path
3. Turn right onto Pacific Hwy
4. Slight right to stay on Pacific Hwy
5. Turn right onto Rosecrans St
6. Turn right onto Hancock St
Destination will be on the right

B 3430 Hancock St
 San Diego, CA 92110



ATTACHMENT E

Get directions My places

Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path and Hancock St 1.4 mi, 27 mins

Walking directions to 3452 Hancock St, San Diego, CA 92110

Ocean Beach Bike Path

1. Head east on **Ocean Beach Bike Path**
2. Slight right to stay on **Ocean Beach Bike Path**
3. Turn right onto **Pacific Hwy**
4. Slight right to stay on **Pacific Hwy**
5. Turn right onto **Rosecrans St**
6. Turn right onto **Hancock St**
Destination will be on the right

San Diego, CA 92110



ATTACHMENT F

Get directions

My places



A 5°N 117°12'37.6"W (32.759319, -117.210453)

B 3486 Kurtz St, San Diego, CA

Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path and Kurtz St 1.5 mi, 29 mins

Walking directions to 3486 Kurtz St, San Diego, CA 92110

A 32.759319, -117.210453
Ocean Beach Bike Path

1. Head east on **Ocean Beach Bike Path**

2. Slight right to stay on **Ocean Beach Bike Path**

3. Turn right onto **Pacific Hwy**

4. Slight right to stay on **Pacific Hwy**

5. Turn right onto **Rosecrans St**

6. Turn right onto **Kurtz St**
Destination will be on the right

B 3486 Kurtz St
San Diego, CA 92110



[Edit in Google Map Maker](#) [Report a problem](#)

ATTACHMENT G

Get directions My places



A 5°N 117°12'37.6"W (32.759319, -117.210453)

B 3487 Kurtz St, San Diego, CA

Add Destination - Show options

GET DIRECTIONS

Ocean Beach Bike Path and Kurtz St 1.5 mi, 29 mins

Walking directions to 3487 Kurtz St, San Diego, CA 92110

A 32.759319, -117.210453
Ocean Beach Bike Path

1. Head east on **Ocean Beach Bike Path**
2. Slight right to stay on **Ocean Beach Bike Path**
3. Turn right onto **Pacific Hwy**
4. Slight right to stay on **Pacific Hwy**
5. Turn right onto **Rosecrans St**
6. Turn right onto **Kurtz St**
Destination will be on the left

B 3487 Kurtz St
San Diego, CA 92110

